

**WEST HARTFORD PLAN AND ZONING COMMISSION
PUBLIC NOTICE**

The West Hartford Town Plan and Zoning Commission also acting as the Inland Wetlands and Watercourses Agency, at the Regular Meeting on Monday, April 7, 2014 took the following actions:

INLAND WETLAND APPLICATION FOUND TO BE NON-SIGNIFICANT AND PERMIT GRANTED WITH CONDITIONS:

3 Oak Ridge Lane - Application (IWW #994) of James and Jenine St. Clair (R.Os) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area. The applicant is proposing an approximately 290 sf kitchen addition and an approximately 308 sf deck within the 150' regulated area. (Submitted for IWWA receipt on April 7, 2014. Determined to be non-significant and permit granted with conditions on April 7, 2014.)

INLAND WETLAND PERMITS APPROVED WITH CONDITIONS:

47 Brookside Boulevard – Application (IWW #946-R2-14) of Daniel Blume, Attorney (Robert Cerciello, R.O.) requesting approval of an Inland Wetlands and Watercourses permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area. A permit was granted on January 6, 2010 for regulated activities that have been revised. The applicant is proposing to repair and stabilize an existing stone wall at the bank of Trout Brook, construct a retaining wall at the rear of the house, and remove a portion of an existing retaining wall within the 150' regulated area. (Prior application determined to be significant and set for public hearing on March 3, 2014. Application denied. Resubmitted for IWWA receipt on April 7, 2013. Presumed to be significant based upon prior application and set directly for public hearing April 7, 2013 with approval of the Chair. Permit granted on April 7, 2014 with conditions.)

188 Westmont - Application (IWW #993) of Linda Congdon (Robin Pearson, Attorney) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area. The applicant is proposing an approximately 1,800 sf footprint for a new single family dwelling and associated site improvements within the 150' regulated area. (Submitted for IWWA receipt on March 3, 2014. Determined to be potentially significant and set for public hearing on April 7, 2014. Permit granted on April 7, 2014 with conditions.)

INLAND WETLAND PERMIT APPLICATIONS FOUND TO BE POTENTIALLY SIGNIFICANT AND SET FOR PUBLIC HEARING:

97 Waterside Lane - Application (IWW #995) of Bryan Stolz, Landscape Designer (C. Gobes and A. Masciocchi, R.O.s) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area (Woodridge Lake). The applicant is proposing to rebuild a portion of the existing water wall along with associated grading, drainage and landscape improvements within the 150' regulated area. (Submitted for IWWA receipt on April 7, 2014. Determined to be significant and set for public hearing on May 5, 2014.)

15 Greenridge Lane – Application (IWW #997) of Sheldon Crosby, Architect (R. Crandall, R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to

conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area. The applicant is proposing the removal of the existing deck and construction of a new wine cellar, screened porch and deck within the 150' regulated area. (Submitted for IWWA receipt on April 7, 2014. Determined to be significant and set for public hearing on May 5, 2014.)

SUBDIVISION APPLICATION APPROVED:

188 Westmont - Application (SUB #292) of Linda Congdon (Robin Pearson, Attorney) requesting approval of a two (2) lot re-subdivision on an approximately 1.52 acre parcel. The proposed lots consist of a 29,900 sf lot with an existing single family home and new lot of 36,680 square feet. The property is located in an R-20 single family zone requiring a minimum lot area of 20,000 sf. (Submitted for TPZ receipt on March 3, 2014. Required public hearing scheduled for April 7, 2014. Subdivision approved on April 7, 2014.)

SPECIAL USE PERMITS APPROVED:

668 - 678 Farmington Avenue (Walgreens) – Application (SUP #1249) of ReadCo, LLC (Scott Franklin, Attorney) seeking a Special Use Permit to allow for a temporary freestanding trailer to be located on the southeasterly portion of the premises to serve as a temporary pharmacy during the construction of the proposed new Walgreens building to be located at 668-678 Farmington Avenue. (Submitted for TPZ receipt on February 3, 2014. Required public hearing scheduled for March 3, 2014. Public hearing opened and continued to April 7, 2014. Special permit granted on April 7, 2014.)

668 - 678 Farmington Avenue (Walgreens) – Application (SUP #1248) of ReadCo, LLC (Scott Franklin, Attorney) seeking a Special Use Permit to allow for the construction a drive-thru/drive-up pharmacy window on the north side of the proposed new Walgreens building to be located at 668-678 Farmington Avenue. The drive-thru/drive-up pharmacy will dispense only prescription medications. (Submitted for TPZ receipt on February 3, 2014. Required public hearing scheduled for March 3, 2014. Public hearing opened and continued to April 7, 2014. Special permit granted with conditions on April 7, 2014.)

138 (aka 132) Park Road (Plan B Burger Bar) - Application (SUP #1212-R2-14) of Shawn Skehan, Owner (John Kennelly, Attorney) requesting TPZ review of the conditions of SUP #1212 approved on May 7, 2012 for a thirty two (32) seat outdoor dining area. The TPZ required the applicant to return to the Commission in order to review operational procedures. The TPZ may consider supplemental conditions of approval if operational concerns are identified. (Submitted for TPZ receipt on March 3, 2014. Required public hearing scheduled for April 7, 2014. Special permit granted on April 7, 2014.)

The final approved plans and the applications related to the above items are available for public review in the Town Planning Office, Town Hall, Room 214, 50 South Main Street, West Hartford, CT. The effective date of these actions is April 26, 2014.

Kevin Ahern, Chairman TPZ/IWWA
Todd Dumais, TPZ/IWW Administrative Officer

Dated this the 8th day of April 2014.

